



## 25 Echline Place

South Queensferry, Edinburgh, EH30 9XA

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This three-bedroom mid-terraced house offers a leafy, family-friendly setting in the sought-after coastal suburb of South Queensferry, within walking distance of its charming High Street and close to a local primary school. The motorway network is also easily accessible, and it's just a five-minute drive to Dalmeny train station, facilitating easy commuting into the city centre and beyond. The appealing residence boasts a tranquil position overlooking open greenery. It features modern, tastefully understated interiors, enclosed front and rear gardens, and convenient private parking.

Upon entering, the hall flows into a spacious reception room, bathed in all-day sunlight from dual-aspect windows that frame pleasant views of the gardens and green surroundings. This comfortably carpeted space has subtle décor accented by elegant, checked wallpaper. There are zones for relaxation and dining, along with under-stair storage and convenient access to the kitchen. The south-facing kitchen leads onto the rear garden and is fitted with wood-toned units and a countertop, offset by mosaic tilework. A fridge freezer, an oven, and a gas hob with a feature hood are integrated, while an under-counter dishwasher and plumbed space for a washing machine are also provided.

## Features

- Leafy coastal suburb location
- Modern mid-terraced family home
- Entrance hall
- Dual-aspect living/dining room with storage and kitchen access
- South-facing kitchen with rear garden access
- Three bedrooms (principal with storage)
- Bathroom with shower-over-bath
- Easy-to-maintain gardens, secure and south-facing at the rear
- Convenient private parking
- Gas central heating and double glazing
- EPC Rating - C
- Council Tax Band - C









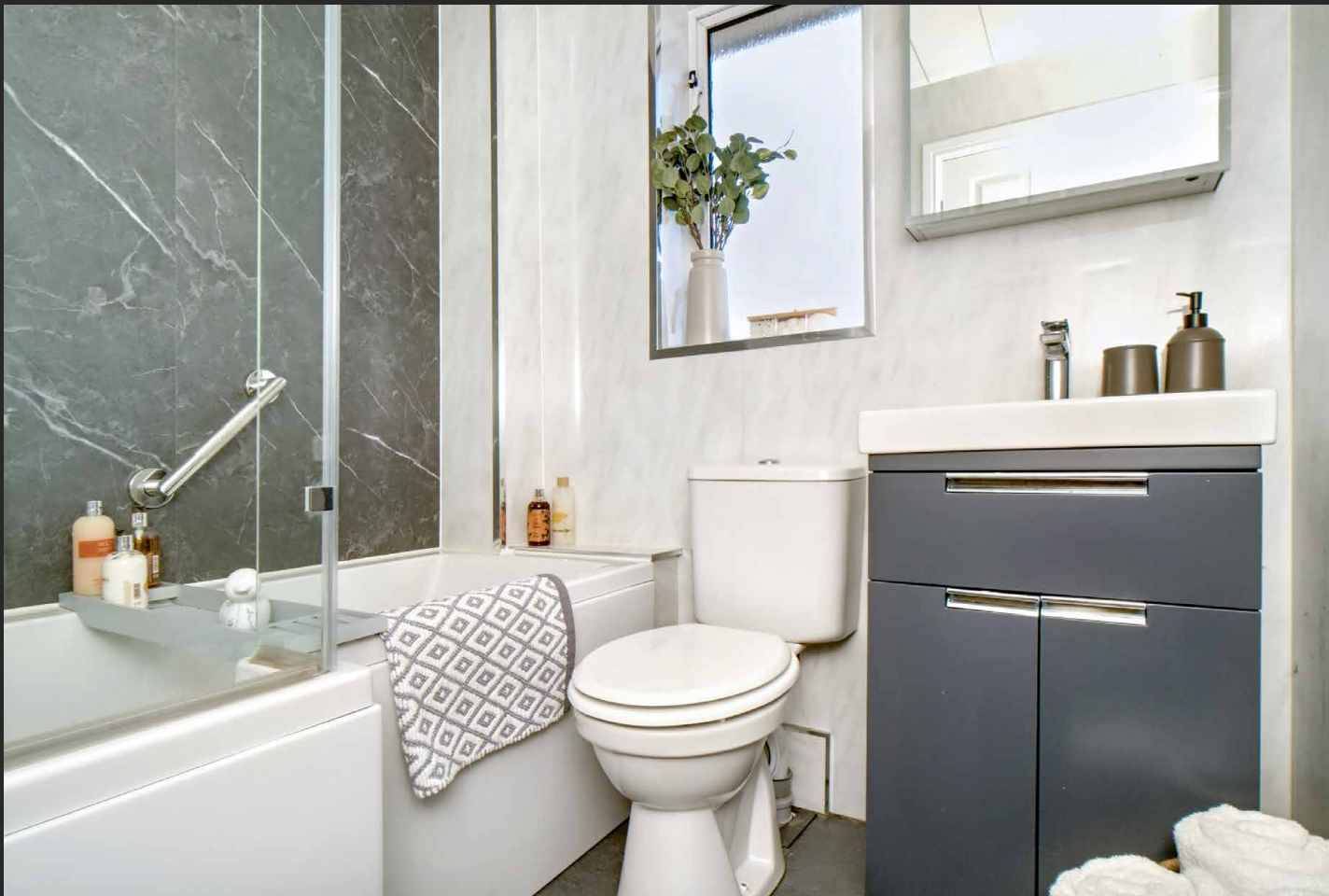
“Dual-aspect living/dining room with storage and kitchen access, a south-facing kitchen with rear garden access and three bedrooms”











On the first floor, an airy landing provides access to two double bedrooms and a single bedroom/study, all carpeted for cosy comfort. The principal bedroom enjoys a leafy outlook and comes fitted with a stylish, partially mirrored wardrobe. Completing the upstairs is a bright aqua-panelled bathroom featuring a WC-suite, vanity storage, and an L-shaped bath with an overhead shower. Gas central heating and full double glazing ensure the property remains warm and efficient.

Outside, the front garden is screened by hedgerows and leads directly onto a public green area with a play park close by. The suntrap rear garden is paved and enclosed by fencing. It includes a timber shed and gated access to a private single-car driveway leading onto Echline Place, where additional unrestricted parking spaces are available.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances (excluding the washing machine).

## South Queensferry

Nestled on the banks of the picturesque Firth of Forth, with a High Street steeped in history, South Queensferry offers an enticing combination of tranquil coastal living and easy city access, with services from Dalmeny Train Station taking you to the heart of Edinburgh in 20 minutes. The conservation area of South Queensferry boasts breathtaking architecture, dating back to the 17th century, against a backdrop of the Firth of Forth and one of Scotland's most iconic landmarks, the Forth Bridge. A range of local amenities includes top-ranking restaurants, cafés, traditional pubs, and independent retailers. On the outskirts of town, you will find a major supermarket and well-known chain restaurants. The area caters well for schooling, from nursery to secondary level and provides a wealth of recreational facilities and scenic nature trails at Leuchold Woods, Dalmeny Park, the marina, or a stroll on the banks of the Forth. With its position close to the A90, M9 and Forth Road Bridge, commuting to any part of the country (or nearby Edinburgh airport) is fast and convenient.



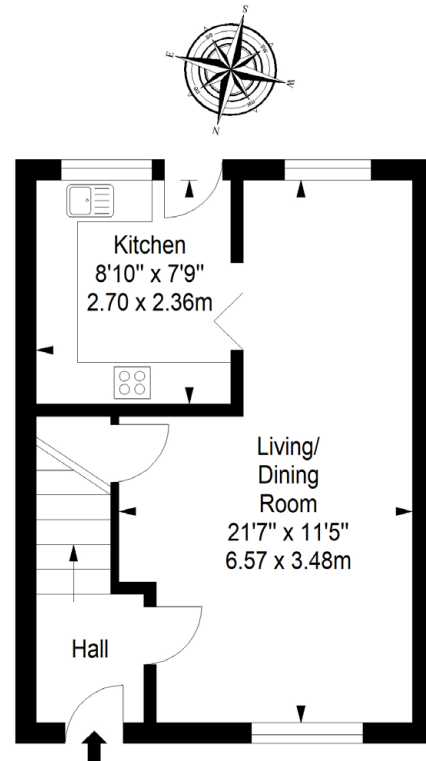




# Floorplan

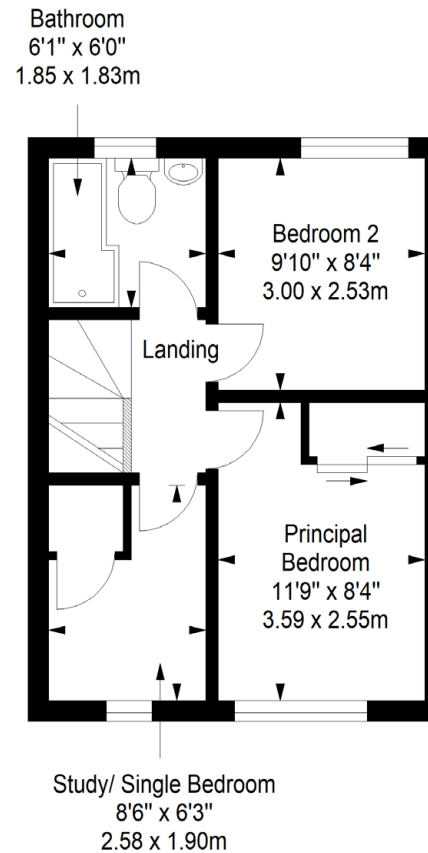
## Ground Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



## First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



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